

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
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**Project Name:** North Broward Hospital District  
Site Plan Approval/Public Purpose  
Use/ RMM-25

**Case #:** 127-R-01

**Date:** 11/13/01

**Comments:**

1. The following engineering plans shall be provided for review and evaluation prior to obtaining DRC authorization :
  - a. Paving and drainage plan.
  - b. Pavement Marking and Signage Plan
  - c. Water and sewer Plan
  - d. Details and specifications sheet
2. Provide a summary table for parking required coordinated with building use and spaces provided in site plan.
3. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
4. Provide a photometric lighting plan in accordance to Section 47-20.14 of the ULDR.
5. Show minimum width dimensions for parking stalls and drive isles per Section 47-20.11 of the ULDR.
6. Existing sidewalk shall be extended on SE 15 St around intersection.
7. Provide a new 5' wide concrete sidewalk along SE 1st Ave.
8. Provide handicap ramps for the proposed sidewalk at the intersection of SE 15 St and SE 1st Ave.

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9. Remove R/W line extension on SE 1<sup>st</sup> Ave and SE 15<sup>th</sup> St to the north limit of the property.
10. Show existing edge of pavement dashed and light and proposed work solid and bold (typical for all engineering sheets)
11. Verify adequacy of water system to service proposed building fire service requirements.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** North Broward Hospital District      **Case #:** 127-R-01

**Date:** 11-13-01

**Comments:**

- 1) Building fire sprinkler system required at permit.
- 2) Flow test required.
- 3) Civil plan required showing fire main, DDC, FDC and hydrant.
- 4) The building floors require two remote exits as per NFPA 101, 5-5.1.4

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** North Broward Hospital District

**Case #:** 127-R-01

**Date:** November 13, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** North Broward Hospital District

**Case #:** 127-R-01

**Date:** 11/13/01

**Comments:**

1. Landscape Code requires the following: there can be no more than 2 parking spaces in a row without an 8' wide peninsula tree island for "backout" parking, there must be a landscape area at the head of the backout parking spaces, a continuous screen is required where a vehicular use area adjoins an abutting property, and there are requirements for tree count and mix. Provide plan revisions to meet these requirements to the point where there would be a loss of required parking.
2. Indicate requirements for irrigation, including the requirement for a rain sensor.
3. Show how the landscape areas are to be protected from vehicular encroachment.
4. Develop a street tree scheme.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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**Division:** Planning

**Member:** Lois Udvardy  
828-5862

**Project Name:** North Broward Hospital District

**Case #:** 127-R-01

**Date:** November 13, 2001

Site Plan Approval/Public Purpose Use/SSRF/RMM-25  
Proposed Ronald McDonald House  
15 S.E. 15 Street

**Comments:**

1. Since this is a hybrid use which functions somewhere between a Social Service Residential Facility (SSRF) and a hotel, it has been determined that this use will be reviewed as a Level IV SSRF (Sec. 47-18.32) which is a conditional use in RMM-25, and also under Sec. 47-18.26, Public Purpose Use. The land use designation is Community Facility, which permits Special Residential Facilities.

Note: Applicant shall provide a letter from Broward County Planning Council concurring with this finding.

2. Density would permit 14 sleeping rooms - plans indicate 20. Allocation of bonus sleeping rooms (under County density provisions, Article 5 "Special Residential Facilities" Broward County Administrative Rules Document, City of Fort Lauderdale Future Land Use Element Density Provisions, Chapter 2 - 54 and ULDR Sec. 47-28.1.I) for special residential housing would be require Site Plan Level III (Planning and Zoning Board). For the purpose of calculating density, sleeping rooms shall be counted as one-half a dwelling unit. These are not standard apartments with full kitchens but sleeping rooms.
3. Site plan information lists zoning as ROC – please correct, as zoning is RMM-25.
4. Suggest discussing proposal with Poinciana Park and Croissant Park Civic Associations.
5. At DRC meeting applicant will be provided with the following ULDR Sections:

Sec. 47-18.32, Social Service Residential Facilities  
Sec. 47-18.26, Public Purpose Uses  
Sec. 47-24.3, Conditional Use Permit Requirements

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Planning and Zoning Board submittal shall include all criteria for each of the above ULDR sections.

6. Provide a copy of the most current recorded plat and amendments for this site.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder  
828-6421 beeper 497-0628

Project Name: North Broward Hospital District

Case #: 127-R-01

Date: 11/13/01

**Comments:**

How will the front gates be controlled?

How will the main entrance be controlled?

The guest rooms as well as all secondary entry points should be part of a card reader access control system that is capable of producing an audit trail.

Consider room safes of the type found in motel rooms.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** North Broward Hospital District

**Case #:** 127-R-01

**Date:** 11/13/01

**Comments:**

1. Conditional Use approval and Public Purpose Use required for the proposed Ronald Mc Donald House/SSRF.
2. Social Service Residential Facilities shall meet the requirements of section 47-18.32. Provide a narrative outlining how the proposed development site complies or does not comply with the criteria listed in section 47-18.32 section by section.
3. Provide a narrative outlining section by section the regulations in which the proposed Ronald Mc Donald House/SSRF does not comply with to establish a list of code sections the applicant will request relief as a Public Purpose Use in accordance with section 47-18.26.
4. Correct site plan zoning information from ROC to RMM-25 zoning district.
5. Back-out parking is prohibited except when in compliance with the provisions of section 47-20.15.5.
6. Parking data shall be calculated in accordance with section 47-20.2.
7. Signs shall comply with section 47-22.
8. Discuss land use and density requirements with the applicant and Planning representative.
9. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.

Additional comments may be forthcoming at DRC meeting